



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING & TRANSPORT COMMITTEE** held remotely on **Monday 5 JULY 2021** at **19.30**.

PRESENT: Cllrs C. Taylor (Chairman); P. Fishwick (Vice-Chairman); G. Harper

IN ATTENDANCE: Kate Lang (Assistant Parish Clerk); Lesley Doyle (Member of the public).

1. Apologies for absence: Cllrs L. Wooldridge; F. Obileye; B. Krauze.
2. Declarations of Interest: None
3. Minutes of the last meeting: The minutes of the last meeting held on the 8 June 2021 were approved and there were no matters arising.
4. Public Session: Lesley Doyle, having applied to become a Parish Councillor, was attending as an observer to see how the P&T Committee operated.
5. The committee considered the following planning applications:-

5.1. Application Number: 211836

Site Address: 17 Potter Way, Winnersh, Wokingham, RG41 5SJ

Proposal: Householder application for the proposed conversion of the existing garage to habitable accommodation and provision of an external access ramp. (Part retrospective)

The Committee made no comment.

5.2 Application Number: 212056

Site Address: 5 Allnatt Avenue, Winnersh, RG41 5AU

Proposal: Householder application for the proposed erection of a part single part two storey rear extension following the demolition of existing conservatory, erection of a two storey side extension, erection of a single storey front extension to form porch, plus conversion of existing loft space to form additional habitable accommodation with 2 no. roof lights to the front elevation and 1 no. flat roof dormer to the rear elevation.

The Committee made no comment

5.3 Application Number: 211910

Site Address: 31 Arbor Lane, Winnersh, Wokingham, RG41 5JE

Proposal: Householder application for the proposed conversion of garage to a workshop, facilitated by changes to fenestration and associated roof alterations.

Comment: Close liaison with neighbour over the boundary wall is suggested.

5.4 Application Number: 212021

Site Address: 24 Pheasant Close, Winnersh, Wokingham, RG41 5LS

Proposal: Full application for the proposed erection of a two storey detached dwelling with existing standalone garage to be retained, following demolition of existing dwelling.

The Committee made no comment.

5.5 Application Number: 211863

Site Address: Emmbridge House, Poplar Lane, Winnersh, Wokingham, RG41 5JR

Proposal: Householder application for the proposed erection of a residential outbuilding (retrospective).

The Committee made no comment.

5.6 Application Number: 212080

Site Address: 19 Pheasant Close, Winnersh, RG41 5LS

Proposal: Householder application for the proposed conversion of garage to create habitable space, facilitated by changes to fenestration.

The Committee made no comment.

6 To review Revised/Additional Plans or Applications referred by WBC.

6.1 Application Number: 212058

Site Address: 8 Arbor Lane, Winnersh, Wokingham, RG41 5JA

Proposal: Householder application for the proposed conversion of existing garage to create additional habitable accommodation, erection of a first floor side extension, erection of a part single part two storey rear extension with 1 no. roof light, erection of a single storey side extension, erection of a single storey front extension to form 2 no. bay windows, alterations to the roof including insertion of 1 no. sun tunnel, erection of a new front wall and rural gate including landscaping and planting a new tree, plus changes to fenestration.

The Committee made no comment.

7 To review any Decisions, Notification of Appeals and Inquiries from WBC.

7.1 Application Number: 202608

Appeal: APP/X0360/W/21/3267483

Site Address: 26 Arbor Lane, Winnersh, Wokingham, RG41 5JD

Full planning application for the proposed change of use from amenity to residential use, with the erection of a timber overlap boarded fence. (Retrospective).

Appeal withdrawn

7.2 Application Number: 211442

Site Address: : Lord Harris Court, Mole Road, Sindlesham, RG41 5EA

Proposal: Application for a certificate of existing lawful development for the installation of a Non-Return Valve (NRV) on a private sewer and the installation of a 16.5m³ 24-hour storage cesspit.

Application withdrawn

- 7.3 **Application Number:** 203264,
Site Address: Land at and adjacent to 3 Arbor Meadows, RG41 5ED
Proposal: Breach alleged without planning permission the material change of use of the Land from amenity land to residential garden curtilage
Appeal Refused

8 To note applications that are for Information only.

- 8.1 **Application Number:** 212045
Site Address: Arbor Lane, Wokingham, RG41 5HY
Proposal: Prior approval submission for Telecommunications Installation on behalf of (CK Hutchison Networks (UK) Ltd) for 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.
OBJECT: The committee would like to object to the chosen site as it is located at the corner of Arbor Lane junction with A329 Reading Road Winnersh, and is in close proximity to residential properties. D1 was rejected on the following grounds "Discounted due to proximity to residential properties (some single storey)". The same argument applies here. The committee suggest looking again at D5 (Showcase roundabout) as it is not near residential properties and has a service bay. D3 would be the Council's second choice as it is outside offices not residential properties.
- 8.2 **Application Number:** 212016
Site Address: Winnersh Garden Centre, 656 Reading Road, Reading, Winnersh, RG41 5HG
Proposal: Application for advertisement consent for 1no. internally illuminated fascia sign. (Retrospective)
- 8.3 **Application Number:** 212122
Site Address: 227 Reading Road, Wokingham, RG41 1HS
Proposal: Householder application for the proposed erection of a first floor side extension, plus the insertion of 1 no. rooflight.

9 Correspondence: to receive items of correspondence.

- 9.1 Pre- planning Consultation letter and drawings ref WKM16362.
- 9.2 Toutley East Planning application.
- 9.3 TPO-1768-2020.

10 Any other matters considered urgent by the Chairman - None.

11 Date and time of the next meeting: 10/08/21 19:30